

140.A

0002

0026.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
741,500 / 741,500  
741,500 / 741,500  
741,500 / 741,500

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		SCITUATE ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: SCHNEIDER BENJAMIN &	
Owner 2: KITSIS STACY	
Owner 3:	

Street 1: 26 SCITUATE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: MATHESON CAMERON/ACACIA -

Owner 2: -

Street 1: 26 SCITUATE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Wood Shingle Exterior and 1926 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

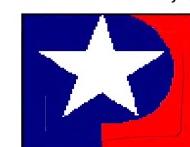
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7552																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	738,700	2,800		741,500		251152
							GIS Ref
							GIS Ref
							Insp Date
							11/18/18


**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	89914
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	19:47:23
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	738,700	2800	.		741,500		Year end	12/23/2021
2021	102	FV	708,900	2800	.		711,700		Year End Roll	12/10/2020
2020	102	FV	698,200	2800	.		701,000	701,000	Year End Roll	12/18/2019
2019	102	FV	589,600	2800	.		592,400	592,400	Year End Roll	1/3/2019
2018	102	FV	521,300	2800	.		524,100	524,100	Year End Roll	12/20/2017
2017	102	FV	475,100	2800	.		477,900	477,900	Year End Roll	1/3/2017
2016	102	FV	475,100	2800	.		477,900	477,900	Year End	1/4/2016
2015	102	FV	431,800	2800	.		434,600	434,600	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATHESON CAMERO	60392-103		11/1/2012		465,500	No	No		
HARAV BEN ARYE	52771-223		5/14/2009		398,600	No	No		
CATERINO DANIEL	45509-20		6/30/2005		434,000	No	No		
ROBINSON PAUL A	38874-604		4/22/2003	Family		1	No	No	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/6/2020	1234	Dormers	15,200	O					7/29/2021	Permit Visit	DGM	D Mann
8/19/2020	954	Dormers	19,800	O					11/18/2018	Measured	DGM	D Mann
3/5/2010	154	Alterati	1,000					remove wall sectio	10/28/2005	Info Fm Prmt	BR	B Rossignol
4/19/2005	257	Re-Roof	600					garage	6/10/2004	External Ins	BR	B Rossignol

## ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA
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\_\_\_\_/\_\_\_\_/\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>															
Type: 99 - Condo Conv				Full Bath: 2	Rating: Good																						
Sty Ht: 2 - 2 Story				A Bath:	Rating:																						
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																						
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																						
Frame: 1 - Wood				1/2 Bath:	Rating:																						
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																						
Sec Wall:		%		OthrFix:	Rating:																						
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1																	
Color: BEIGE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																		
View / Desir:				Frl:	Rating:			Other																			
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper																			
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>				Lvl 2																			
Year Blt: 1923	Eff Yr Blt:			Location:				Lvl 1																			
Alt LUC:	Alt %:			Total Units:				Lower																			
Jurisdct: G22	Fact: .			Floor:				Totals	RMs: 6	BRs: 3	Baths: 2	HB															
Const Mod:				% Own: 50.000000000				<b>REMODELING</b>				<b>RES BREAKDOWN</b>															
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL															
<b>INTERIOR INFORMATION</b>				Phys Cond: GD - Good	18. %			Interior:	1	6	3																
Avg Ht/FL: STD				Functional:		%		Additions:																			
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:																			
Sec Int Wall:		%		Special:		%		Baths:																			
Partition: T - Typical				Override:		%		Plumbing:																			
Prim Floors: 3 - Hardwood				Total:	18.6 %			Electric:																			
Sec Floors: 4 - Carpet	10 %			<b>CALC SUMMARY</b>				Heating:																			
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:																			
Subfloor:				Size Adj.: 1.19517136				Totals	1	6	3																
Bsmnt Gar:				Const Adj.: 0.98882198				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>															
Electric: 3 - Typical				Adj \$ / SQ: 360.453				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	<b>SUB AREA DETAIL</b>									
Insulation: 2 - Typical				Other Features: 82500									GLA	Gross Liv Ar	1,926	360.450	694,232	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
Int vs Ext: S				Grade Factor: 1.10									UAT	Upper Attic	63	144.180	9,011										
Heat Fuel: 1 - Oil				NBHD Inf: 1.04999995																							
Heat Type: 5 - Steam				NBHD Mod:																							
# Heat Sys: 1				LUC Factor: 1.00																							
% Heated: 100	% AC:			Adj Total: 907533																							
Solar HW: NO	Central Vac: NO			Depreciation: 168801																							
% Com Wal	% Sprinkled			Depreciated Total: 738732																							
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:																			
Make:																											
<b>SPEC FEATURES/YARD ITEMS</b>																											
																<b>PARCEL ID</b> 140.A-0002-0026.0				<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					<b>AssessPro Patriot Properties, Inc</b>					
3	Garage	D	Y	1	10 X 10	A	GD	1923	40.00	T	30	102			2,800		2,800										
More: N				Total Yard Items:				2,800	Total Special Features:										Total:				2,800				